

**WARDS CORNER COMPREHENSIVE PLAN
SUMMARY OF COMMUNITY FORUM INPUT 10/7/03**

I. Issues relating to Retail

Does the Uptown Concept Make Sense?
What is missing from Retail at Wards Corner?
Higher income apartments?
City Actions?

All groups endorsed the Uptown Concept as presented.

Group One

No place to shop for what we want (we don't use check cashing / low end stores)
Pedestrian unfriendly
Nothing stays in Kroger/Ames
Lack of close-in housing _ mixed use
Landlord blight / disinvestment
Too many signs / visual clutter
Entertainment / cultural activities
Military welcome center
Parking issues
Little Creek Road access / hassle factor
Tense / stressful driving pattern
Make area "downtown" special
Master plan vision
Store-fronted center
Pedestrian access across RR
Handicapped access
Lack of reinvestment
Lack of recreation / parks / kid-friendly areas

Mixed income levels
Encourage condo / townhome ownership rather than all rental

Property acquisitions
Interact with / motivate landlords / property owners
Better design standards / overlay district
Aggressive code enforcement
Improve basic infrastructure
Parking garage
Access to recreation programs
Better supervision of parks

Commitment to carry out vision (as with downtown)
Property condemnation / assembly
Remind City of the cost of not acting
Blight removal strategy
Seek funding sources
Do it NOW!

Group Two

Children / teen activities
Child care
Clothing stores
Stores not available at other centers
Hotel?
Pedestrian walkways
Attractiveness

Group Three

Crime deters shopping
Leisure / eating-drinking
Lumber-hardware
Emulate Ghent
Bookstore
Pet store
Ben Franklin
Parking / transportation improvements
Ames property / better re-use
Building upkeep
Police salaries too low

Group Four

Upscale shopping variety
Hide parking
Stores facing the street
Eateries outdoor dining
Hardware store
Big box – Lowes / Home Depot
Could displace low income residents
Don't piecemeal the plan
Something unique – middle priced goods
Like concept as presented
Keep JCC as recreation facility / stadium?
Big box stores / avoid travel to Military Circle
Greenspace
Movie theater
Family entertainment
Upgrade schools

II. Issues relating to Neighborhood Stabilization

Where are trouble spots?

Dynamics / trends?

Where should city intervene?

Titustown Neighborhood Center?

Group one

Texas streets, but popping up elsewhere

Bad behavior on both sides of Little Creek, not just south side

Prostitution / drugs

Spreading into rental homes

200-400 blocks E. Little Creek

200-600 blocks W. Little Creek

300-500 blocks Meads Rd.

Ashlawn / Hanna / Diven

Duplexes / apts along Little creek

Subdivided houses (legal?)

Troubled apartment complexes

Lack of Neighborhood amenities

Fear of letting kids use parks – crime hangout at Monticello Village Park

Better retail

Food stores / specialty / delis / bakeries

Restaurants

More close-in rooftops / townhomes

Shared parking behind with alley?

Aggressive code enforcement

Landscape / streetscape / sidewalk improvements

Group Two

Texas Streets – relocation of people – need assistance

Rental property code enforcement

City not following through on code enforcement

Small / older homes

Lack of after school programs

Future of JCC?

Litter, esp. around convenience stores

Street lighting

Group Three

W. Little Creek multi-family home blight

Thole Street (vans)

Ruthven – Timothy code enforcement
Grandfather clause needed (to allow upgrades to homes that don't meet present codes)
Retain JCC site as recreation
Make neighborhood pedestrian friendly
Rental codes licensing requirements?

Group Four

High density apartment areas (as presented)
W. Little Creek road
Are we accommodating people displaced from other redeveloping areas?
Drugs
Talbot Park / Riverside Terrace
Diven Street area at Little creek
Need code enforcement

III: Issues relating to Traffic and Transportation

Group One

Address railroad barrier
Ease traffic flow through E-W Little Creek at Wards Corner....reduce gridlock

Group Two

In town/neighborhood center areas with storefront retail reduce traffic speeds to 25 mph

Group Three

No comments

Group Four

Ruthven Road – cut through problems

- Some resistance to new light
- Speed problem
- Can we deal with problem without adding another light/

Redirect traffic off Little Creek Road – emergency vehicle access improved
Enforcement of existing traffic patterns
Post office access
Control speeds on Little Creek
Better signal controls – coordination
Landscape that doesn't create sight distance problems / trim landscape / remove blind spots
Diven Street – operations
Lack of signage...notify of upcoming intersections before you get to them
Thole Street (Granby / I-64 connection Street)

- Major traffic through residential / school area
- Light regulation – Thole / Tidewater Drive

Port traffic expansion – control truck traffic
Vehicular noise

Numerous lights on Little Creek...specifically in front of southern shopping center
Need bike paths on Little Creek Road